

Philip Atkin/Mrs Charlotte Grant  
Planning Resolution Partnership  
City Temple  
Holborn Viaduct  
London  
EC1A 2DE

Application Ref: **2014/5352/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

26 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Heathside School**  
**76 & 84A Heath Street**  
**London**  
**NW3**

Proposal: Change of use from restaurant (Class A3) at no.76 to new retail unit (Class A1) at front and additional school accommodation (Class D1) at rear associated with adjoining Heathside school at no.84A, with associated internal access and external elevational alterations, erection of new link building and library, installation of new shopfront, and alterations to existing school building to facilitate improvements to circulation between nos. 84A & 76.

Drawing Nos: 682-S01-P2; SO2-P2; EXGAB1-P1; EXGA00-P1; EXGA01-P1; DEGAB1-P1; DEGA00-P3; DEGA01-P3; GE01-P1; GE02-P3; GE03-P1; GS01Ex-P2; GS01-P3; GS02Ex-P3; GS02-P3; GS03-P1; GS05-P1; Heritage Assessment August 2014 ; Noise Impact Statement August 2014 (EPL/4305/NIS/01(A)); Transport Statement August 2014; Travel Plan July 2014; Design and Access Statement August 2014 and Supporting Statement in Respect of Applications for Planning and Listed Building Consent for Change of Use, Alterations and Extension August 2014.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The use hereby permitted shall be carried out between 07:00 and 21:00 Monday to Friday and for extra curricula School use on Saturday and Sunday between 10.00 and 4.00pm on no more than 24 weekend days per year, and not at all on Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The proposed education use (Class D1) shall only be used as ancillary accommodation to the existing adjoining Heathside School at 84A Heath Street, and shall not be used as a separate or independent Class D1 educational facility or as additional classrooms to Heathside school.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and surrounding area by reason of noise, traffic congestion and general disturbance in accordance with policies CS5, CS10 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework

## Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans- 682-S01-P2; SO2-P2; EXGAB1-P1; EXGA00-P1; EXGA01-P1; DEGAB1-P1; DEGA00-P3; DEGA01-P3; GE01-P1; GE02-P3; GE03-P1; GS01Ex-P2; GS01-P3; GS02Ex-P3; GS02-P3; GS03-P1; GS05-P1; Heritage Assessment August 2014 ; Noise Impact Statement August 2014 (EPL/4305/NIS/01(A)); Transport Statement August 2014; Travel Plan July 2014; Design and Access Statement August 2014; Supporting Statement in Respect of Applications for Planning and Listed Building Consent for Change of Use, Alterations and Extension August 2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

## Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment